



Housing Authority of the City of Alameda

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To: Honorable Chair and
Members of the Board of Commissioners

From: John A. Russo
Chief Executive Officer

Date: September 6, 2011

Re: Award a Contract to Bay Area Contract Carpets in the Annual Amount of \$200,000, with an Option to Renew for Two Additional Fiscal Years Not to Exceed \$200,000 Annually and Authorize the Executive Director to Execute the Contract

BACKGROUND

The Fiscal Year 2012-14 budgets include the replacement of flooring in Housing Authority units. The majority of flooring replacement work commences when a unit is vacated, and on a cyclical basis with vacated units taking precedence.

DISCUSSION

On July 15, 2011, the Housing Authority issued a Request for Proposals (RFP) for flooring replacement. A public notice was placed in the local newspaper and on the Housing Authority's website. In addition, all companies that have requested placement on the Housing Authority's list of potential contractors for this type of work and all Alameda contractors with a relevant business license were contacted about the RFP. Bidders were requested to provide a unit cost to replace flooring in each type of unit owned by the Housing Authority.

A pre-proposal conference was held on July 20, 2011 to provide interested contractors the opportunity to inspect the site. Two contracting firms attended this pre-proposal conference.

On August 3, 2011, two proposals were received and publicly opened. The results are as follows:

PROPOSER	STUDIO	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM	FIVE BEDROOM	3 YEAR WEIGHTED AVERAGE
Bay Area Contract Carpets	\$1,535.00	\$1,717.00	\$2,195.00	\$3,060.00	\$3,430.00	\$3,793.00	\$6,692.00
Eastbay Floor Covering	\$1,352.00	\$1,520.00	\$2,354.00	\$3,172.00	\$3,828.00	\$4,213.00	\$6,777.00

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Proposers were required to provide an inflation factor for second and third year work. A 3% annual increase was submitted by Bay Area Contract Carpets, and a 5% annual increase was submitted by Eastbay Flooring. Staff has analyzed the pricing of each proposal by grouping the costs of all units, inflation factors, and determined a cumulative weighted average over a three-year period and has determined that Bay Area Contract Carpets has provided the lowest responsibly priced proposal. This will provide the Housing Authority the ability to replace flooring in 264 units over a three-year period.

The Housing Authority has successfully worked with Bay Area Contract Carpets since 2007. The contractor has a good record of completing units on time and within budget. This contractor already has an Alameda business license and the appropriate insurance on file with the Housing Authority.

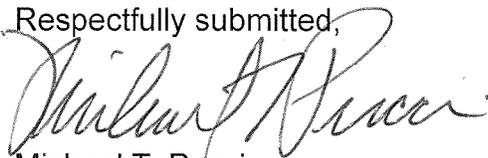
FINANCIAL IMPACT

The budget provides \$200,000 for flooring replacement for Fiscal Year 2012, with forecasted budget of \$200,000 in Fiscal Year 2013 and \$200,000 anticipated in Fiscal Year 2014. It is recommended that this contract be for a period of one year, with a Housing Authority option to renew for two additional fiscal years based on satisfactory contractor performance.

RECOMMENDATION

Award a contract to Bay Area Contract Carpets in the annual amount of \$200,000, with an option to renew for two additional fiscal years not to exceed \$200,000 annually, and authorize the Executive Director to execute the contract.

Respectfully submitted,



Michael T. Pucci
Executive Director

Exhibit: Contract with Bay Area Contract Carpets on file in the City Clerk's Office

